



## 131 Stanhope Road

South Shields, NE33 4BN

£184,950



Wow! If you are in the market for something that little bit special, different and offering space in abundance, then this beautiful contemporary style Upper Maisonette could well fit the bill. Well positioned close to the West Park and with Sainsbury local basically over the road, this superb home has undergone a transformation and provides versatile accommodation over the two main floors. The kitchen has a long breakfasting island with Silestone worktops whilst one wall is a bank of units housing twin ovens and a fridge freezer. The front lounge has a period fireplace and the large bathroom comes with a drencher shower over the bath. As we see it, there are four bedrooms, the kitchen diner, the superb lounge and a separate WC, although planning does exist for a further loft transformation and an external staircase for additional access and space if you needed it. Viewing is a must to fully take in what's on offer.



Entrance lobby

Via a composite front door, herringbone laminate floor and glazed door and panel through to the entrance hall

Entrance hall

Stairs to the first floor with ample space in the hall for coats, prams and bike storage, herringbone laminate floor.

Landing and half landing

The main landing is a wide and open space fitted with base units and work tops giving that bit extra storage and utility space, herringbone laminate floor. The hall then has stairs to the second floor and a built in storage cupboard, radiator

Living room

A superb large living room with bay window to the front, period fire surround with cast inserts and a radiator

Kitchen diner

Amazing modern contemporary kitchen with one large bank of handleless units housing twin ovens, integrated fridge and freezer with the main island unit having a contrasting breakfast bar area with the main worktops being Silestone. Housed is an induction hob, under bench sink unit and large drawers, ceiling spot lights and herringbone laminate floor, radiator

Bathroom

A large bathroom with a three piece suite comprising a bath with mixer shower over having drencher and spray shower heads, shower screen, vanity unit with wash basin, WC, cupboard housing the central heating boiler, clad walls, ceiling spot lights, herringbone flooring and a towel radiator

Bedroom 1

A super large bedroom or additional second reception room if required. There's a period cast fireplace and two radiators

Bedroom 4

A large single bedroom with radiator

Second floor

A good sized landing has eaves loft access, Planning exists to open the rest of the loft space for a further bedroom and bathroom . Planning Application ST/0075/24/FUL

Bedroom 2

Loft style bedroom with a gable window and radiator

Bedroom 3

Loft style bedroom with a gable window and radiator

Separate WC

WC

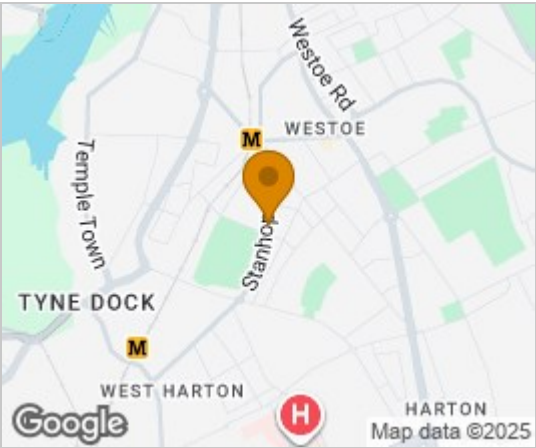
External

There is a rear yard area accessed from the rear lane primarily for bin storage. On planning application ST/0075/24/FUL, planning is granted for a metal external staircase from the kitchen to give direct access to the yard if required.

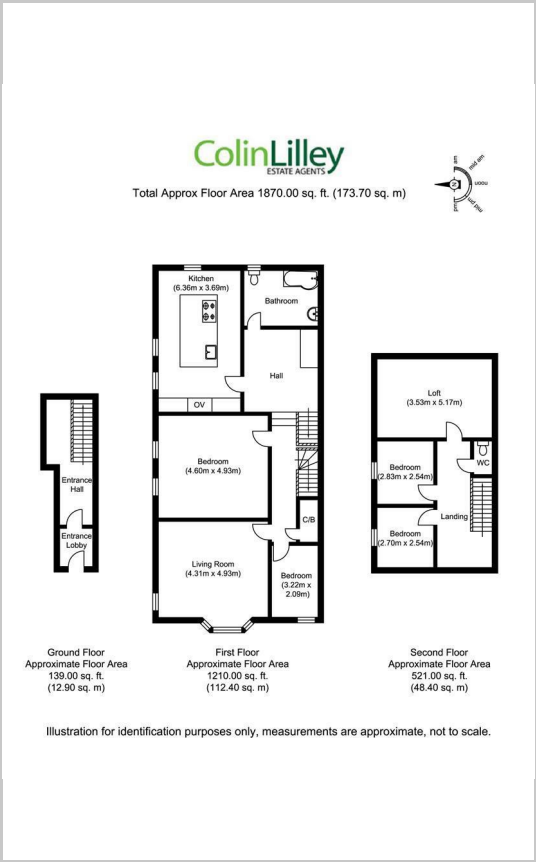
Note

Long Leasehold Title 999 years from October 2010. Council Tax Band A, Mains Services Connected, Flood Risk Very Low, Broadband Basic 11 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps. Satellite/Fibre TV Availability BT, Sky and Virgin. Mobile Coverage O2, Vodafone likely. Three and EE limited.

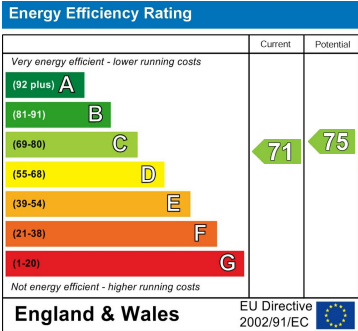
Area Map



Floor Plans



Energy Efficiency Graph



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